



## STATION ROAD, WESTBURY

£279,000 Freehold **SSTC**

This is a delightful three bedroom property, which historically formed part of the Old Westbury Police Station with bundles of character throughout and a beautiful cottage garden.



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This is a three bedroom end of terrace property with beautiful character and historically formed part of the Old Police Station. Located a short distance from Westbury Railway Station.

Upon entering the property there is a welcoming entrance hall featuring the original wooden floorboards, a great understairs storage space, leading to the bright and cosy lounge, complete with an open fire for those winter nights.

The dining room is a great entertaining space with a feature fireplace and direct access to the kitchen and useful utility/larder room. There is a stable door from the kitchen leading to the beautiful garden.

The downstairs accommodation also boasts a spacious conservatory / garden room which is in itself an extension of the garden with lovely views of the evening sun setting.

The landing upstairs features a beautiful large window, streaming light to the upstairs. There are two good size double bedrooms, the third bedroom also accommodates a double bed and a family bathroom.

The garden to this property is a real asset to this home, larger than average with a delightful South West aspect, with borders and hedgerow and has a lovely cottage feel. The front of the property has gravelled parking areas with room for two cars.

This home has some lovely features, including high ceilings with picture rails and there is still room to put your own stamp on this property.

Westbury is a popular market town situated at the western edge of Wiltshire. The most famous landmark of the area is the vastly impressive Westbury White Horse which is both the oldest and largest White Horse in Wiltshire. Within Westbury, the Market Place is a charming old square formed by some of the oldest buildings in the town.

The town is served by several respected primary schools and the Matravers Secondary School and there are a variety of supermarkets to choose from. On the sports and leisure side, there is Leighton Recreation Centre, the local swimming pool and a new Swimarium and several gyms. Westbury is exceptionally well positioned for all UK major road and railway connections with the mainline railway station offering links to London, Wales and the whole of the South West of England.







- South-West Facing Rear Garden
- Situated Close to Westbury Railway Station
- Character Property
- Three Double Bedrooms
- Lounge with Open Fire
- Dining Room
- Kitchen
- Utility area
- Conservatory/Garden Room
- Ample Driveway Parking
- Delightful South West Rear Garden

Entrance Hall

Lounge  
11'5" x 10'11"

Dining Room  
12'5" x 11'6"

Kitchen  
11'11" x 7'5"

Utility Room  
7'8" x 4'7"

Conservatory  
11'2" x 8'10"

Landing

Master Bedroom  
12'6" x 11'6"

Bedroom 2  
11'6" x 10'11"

Bedroom 3  
11'5" x 7'6"

Family Bathroom

Beautiful Rear Garden

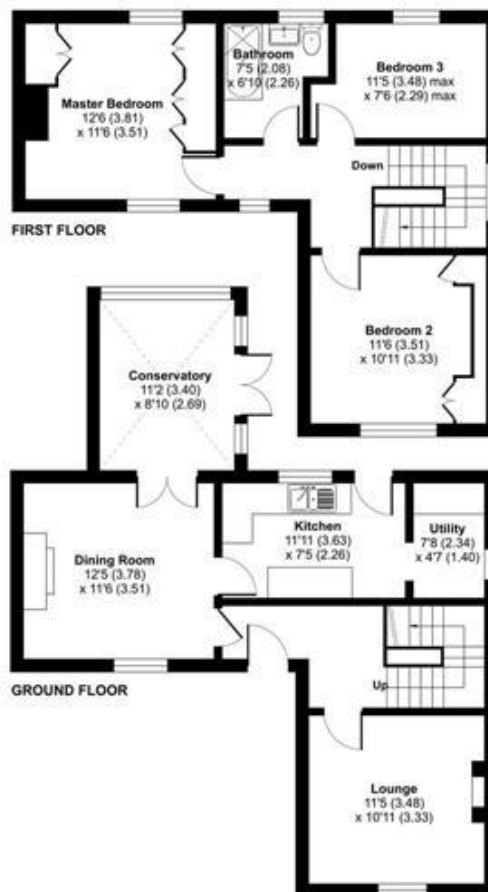
Driveway



## Station Road, Westbury, BA13

Approximate Area = 1138 sq ft / 105.7 sq m

For identification only - Not to scale.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © rollchem 2024. Published for Paxtons Estate Agents. REF: 1193429

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	80

England & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Council Tax Band: B  
(Wiltshire Council)  
Tenure: Freehold

### Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

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